

030.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

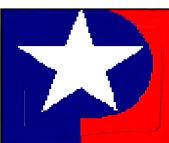
844,800 / 844,800

USE VALUE:

844,800 / 844,800

ASSESSED:

844,800 / 844,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
74		BATES RD, ARLINGTON

Legal Description							User Acct
							21103
							GIS Ref
							GIS Ref
							Insp Date
							08/19/17

OWNERSHIP

Unit #:

Owner 1: MAHONEY TIMOTHY F-EILEEN M	
Owner 2: TRUSTEES/MAHONEY TRUST	
Owner 3:	
Street 1: 74 BATES RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1708 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code

Z	R1	SINGLE FA	100	Item	Code	Description
o		water		Sewer		
n		Electri				
Census:		Exempt				
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	5000	Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

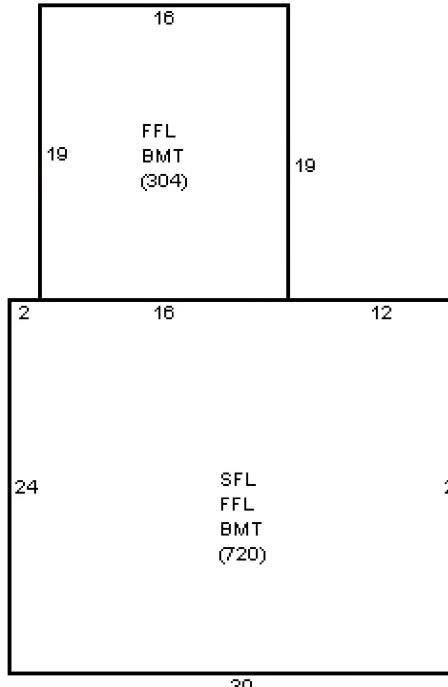
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	12%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

OF=BMT SINK.

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1938
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	7	3	

RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	7	3	

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.26475406
Const Adj.:	1.01333392
Adj \$ / SQ:	166.610
Other Features:	94500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	473279
Depreciation:	88030
Depreciated Total:	385249

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	183.27	
Special Features:	0	Val/Su Net:	141.00	
Final Total:	385200	Val/Su SzAd:	225.53	

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	AV	1938	25.96	T	40	101			3,600			3,600

PARCEL ID

030.0-0004-0005.0

IMAGE

AssessPro Patriot Properties, Inc